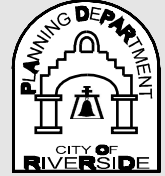


AGENDA
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,880th Meeting



9:00 a.m. April 21, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 1a. **PLANNING CASE P04-0803 (Continued from April 7, 2005):** Proposed Tract Map 32476 by CSL Engineering on behalf of the Merickel Companies to subdivide approximately 23 acres of vacant land into 34 lots for the future development of single family residences, situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue, in the RC - Residential Conservation and R-1-65-Single Family Residential Zones. *(This case is being concurrently heard with Planning Case P04-0967.) (The applicant requests further continuance to May 5, 2005 and staff concurs.)*
- 1b. **PLANNING CASE P04-0967 (Continued from April 7, 2005):** Proposed general plan amendment by CSL Engineering on behalf of the Merickel Companies to amend the General Plan land use designation for approximately 8.8 acres of vacant land situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue from RHS - Hillside Residential to RLD - Low Density Residential. *(This case is being heard concurrently with Planning Case P04-0803.) (The applicant requests further continuance to May 5, 2005 and staff concurs.)*
- 2a. **PLANNING CASES P04-1476 and P04-1477 (Continued from April 7, 2005):** Proposed planned residential development and design review by Withee Malcolm Architects on behalf of Lard investments L.P. to establish a 95 unit planned residential development with 95 one, two and three-bedroom apartment units together with parking, private and common open space areas on approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, in the R-1-65 Single Family Residential Zone. *(These cases are being heard concurrently with Planning Case P04-1478.) (The applicant requests continuance off calendar and staff concurs.)*
- 2b. **PLANNING CASE P04-1478 (Continued from April 7, 2005):** Proposed rezoning by Withee Malcolm Architects on behalf of Lard Investments L.P. to amend the Municipal Code (Title 19) to rezone approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, from the R-1-65 Single Family Residential Zone and the C-2 - Restricted Commercial Zone to the R-3 Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1476 and P04-1477.) (The applicant requests continuance off calendar and staff concurs.)*
- 3a. **PLANNING CASE P05-0123 (Continued from April 7, 2005):** Proposal of Canty Engineering Group Inc. on behalf of Imperial Stations, Inc. to amend the Downtown Specific Plan to allow the off-sale of beer and wine at service stations on parcels adjacent to freeway

on or off ramps in the DSP-JC - Downtown Specific Plan - Justice Center District subject to consideration of a Conditional Use Permit. *(This case is being heard concurrently with Planning Case P04-1583.) (The applicant requests further continuance to May 5, 2005 and staff concurs.)*

- 3b. **PLANNING CASE P04-1583 (Continued from April 7, 2005):** Proposal of Canty Engineering Group Inc. on behalf of Imperial Stations, Inc. for a revised conditional use permit to allow beer and wine sales at an existing automotive fueling station/mini-market on an approximately 0.56 acre parcel located at 3315 Fourteenth Street, situated on the northwest corner of Fourteenth and Mulberry Streets in the DSP-JC - Downtown Specific Plan Justice Center District. *(This case is being heard concurrently with Planning Case P05-0123.) (The applicant requests further continuance to May 5, 2005 and staff concurs.)*
- 4a. **PLANNING CASE P04-1540 (Continued from April 7, 2005):** Proposed rezoning by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to amend the Municipal Code (Title 19) to rezone 4 parcels totaling approximately 3 acres, each developed with single family residences and related accessory buildings, located at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange, from the R-1-65- Single Family Residential Zone to the R-3-Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1541, P04-1542, and P04-1543.)*
- 4b. **PLANNING CASE P04-1541 (Continued from April 7, 2005):** Proposed Tract Map 33290 by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to subdivide 4 existing parcels developed with 4 single family residences and related accessory buildings totaling approximately 3 acres for condominium purposes to facilitate development of a 65 unit residential condominium project, located at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange in the R-1-65-Single Family Residential Zone (Proposed R-3-Multiple Family Residential Zone under related Planning Case P04-1540). *(This case is being heard concurrently with Planning Cases P04-1540, P04-1542, and P04-1543.)*
- 4c. **PLANNING CASES P04-1542 and P04-1543 (Continued from April 7, 2005):** Proposed Planned Residential Development permit and design review of a plot plan and building elevations by Studio 3 Architects on behalf of Martha P. Perera of ANJ, Inc. to establish a 65 unit planned residential development with 65 two bedroom units together with parking, private and common open space on approximately 3 acres currently developed with four single family residences and related accessory buildings at 11467 through 11521 Magnolia Avenue, situated on the northerly side of Magnolia Avenue, easterly of the on-ramp to the westbound Riverside (91) Freeway interchange, in the R-1-65-Single Family Residential Zone (Proposed R-3-Multiple Family Residential Zone under related Planning Case P04-1540). *(This case is being heard concurrently with Planning Cases P04-1540 and P04-1541.)*
5. **PLANNING CASE P04-1502:** Proposal of S&S Construction, on behalf of Justina Renteria, for a variance related to parking for the establishment of an 1,800 square-foot restaurant within an existing commercial building on approximately 0.28 acres at 2431 University Avenue, situated on the northwesterly corner of University Avenue and Comer

Street, in the C-2 - SP - Restricted Commercial and Specific Plan Combining (University Avenue Specific Plan) Zones. **Variance requested:** to permit a total of 10 parking spaces where a minimum of 18 parking spaces are required by Code.

6. **PLANNING CASE P05-0141:** Proposal of C & A Engineering, on behalf of Araceli & Luis Tirado, for Parcel Map 33213, a proposal to subdivide approximately 0.43 acres developed with a single family residence into two parcels at 3326 Winstrom Street, situated on the northwesterly corner of the intersection of Winstrom Street and Casa Blanca Avenue in the R-1-65 - Single Family Residential Zone.
- 7a. **PLANNING CASE P05-0122:** Proposal of James Kimmel, on behalf of Madison Square Partners, for a variance related to building setbacks and building height on approximately 1.75 acres developed with a commercial complex at 3511 Madison Street, situated on the easterly side of Madison Street, between the Riverside (91) Freeway and Garden Street, in the C-2-S-1-X Restricted Commercial Zone, Height of Buildings (One-Story) and Building Setback (10-foot setback along easterly property line) Combining Zones. **Variances requested:** 1) to allow a commercial building to encroach 10 feet into the required 10-foot side yard setback along the easterly property line, and 2) to allow a one-story commercial building from 24 to 32 feet in height, where the S-1 One-Story Height of Buildings Combining zone allows a maximum 20-foot building height. *(This case is being heard concurrently with Planning Case P04-1460).*
- 7b. **PLANNING CASE P04-1460:** Design review (site plan and building elevations) of a proposal by James Kimmel, on behalf of Madison Square Partners, for an approximately 5,000 square foot commercial building on approximately 1.75 acres developed with a commercial complex at 3511 Madison Street, situated on the easterly side of Madison Street, between the Riverside (91) Freeway and Garden Street, in the C-2-S-1-X Restricted Commercial Zone, Height of Buildings (One-Story) and Building Setback (10-foot setback along easterly property line) Combining Zones. *(This case is being heard concurrently with Planning Case P05-0122).*

9:30 a.m.

8. **PLANNING CASES P05-0087 and P05-0088 (Continued from April 7, 2005):** Proposal by Jim Pfeil on behalf of Central Coast Oil for a conditional use permit and design review to expand an existing service station site by adding a 1000 square-foot car wash building and to request the off-site sale of alcohol for the approximately .54 acre site developed with an existing service station at 3498 Central Avenue, situated on the southeast corner of Central Avenue and Riverside Avenue in the C-2 Restricted Commercial Zone. ***(The applicant requests further continuance to May 5, 2005 and staff concurs.)***
9. **PLANNING CASE P05-0201:** Proposal of the City of Riverside Redevelopment Agency and Harvest Christian Fellowship, Inc. for the environmental review of a Disposition and Development Agreement (DDA) for acquisition and sale of three vacant parcels totaling approximately 1.77 acres located at 6291, 6311 and 6343 Arlington Avenue, situated on the northerly side of Arlington Avenue, easterly of Weaver Street and westerly of Neil Street, in the R-1-65 - Single Family Residential Zone. The purpose of the DDA is to assist in the removal of blight, assist in the construction of necessary improvements in the public right-of-

way and also assist Harvest Christian Fellowship, Inc. in the future construction of on-site parking improvements in compliance with City standards to meet current parking demand.

10:00 a.m.

10. **PLANNING CASE P05-0100 (Continued from April 7, 2005):** Proposal by David Geriguis on behalf of La Sierra University for variances related to the establishment of a sign program throughout the university campus on approximately 56 acres, developed with the existing La Sierra University, at 8500 Riverwalk Parkway, situated on the westerly side of Riverwalk Parkway, between Sierra Vista Avenue and Raley Drive, in the RA-Residential Agricultural, RC-Residential Conservation and R-3 - Multi-Family Residential Zones. **Variances Requested:** 1) to allow nine 62 square-foot freestanding monument identification signs at campus entry points, where the code allows one 24-square foot monument identification sign for each street frontage, and 2) to allow freestanding vehicular directional signs and freestanding pedestrian map directional signs that exceed the maximum code allowed 6-square foot size and 4-foot height for directional signs. *(The applicant requests continuance off calendar and staff concurs.)*

E. **DISCUSSION OF FUTURE AGENDA ITEMS**

F. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

11. Discussion of APA National Conference.
12. Report from the City Planning Commission representative to the City Land Use Committee.
13. Recent City Council actions of interest to the City Planning Commission.
14. Briefing on upcoming agenda items.

G. **MINUTES** No minutes.

H. **PUBLIC HEARING - 6:00 p.m.**

15. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

I. **ADJOURNMENT**

Adjournment to the May 5, 2005 meeting at 9:00 a.m. in the Art Pick Council Chambers.